

Before the Board of Zoning Adjustment, D. C.

Application No. 12033, of Madelin Csiffory, Sylvia Csiffory, pursuant to Section 8207.1 of the Zoning Regulations, for a variance from the 900 square feet rule of Section 3301.1 of the regulations to permit the conversion of a single family dwelling to a multiple unit dwelling as provided by Section 8207.11 of the regulations, in the R-4 Zone at the premises 218 3rd Street, S. E., Lot 11, Square.

HEARING DATE: December 17, 1975

DECISION DATE: December 17, 1975

ORDER

Based upon the above the evidence of Record, and testimony at hearing, the Board finds that the applicant has failed to carry her burden of proving the existence of a practical difficulty or a hardship to warrant the granting of the variance requested. The subject property is presently used as multiple dwelling containing three (3) apartments and four rented (room units), and the applicant proposes to provide six (6) apartment units in the dwelling subject to this application.

The subject property is located in the R-4 Zone, which permits the conversion of a single-family dwelling to a multiple family dwelling, if 900 sq. of lot area is provided for each unit (Section 3301.1). The subject property has a lot area of 1,425 square feet. The granting of this application would require a total variance of 3,965 square feet. In addition, the existing dwelling covers 100 per cent of lot 11, Square 790.

The Board concludes and is of the opinion that the granting of this requested variance which would create a density of use almost four times greater than is permitted by strict application of the regulations, on this property, without showing that the property can be used for its zoned purpose (Section 8207.11), would be detrimental to the public good, and impair the meaning and intent of the Zoning Regulations and Map.

ORDERED: That the above application be DENIED.

VOTE: 3-0 (Mr. McIntosh and Lilla Burt Cummings, Esq
not voting not having heard the case.

DBY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:


JAMES E. MILLER
Secretary to the Board

FINAL DATE OF ORDER:

Dec 29, 1975